

## **EXHIBIT I**

03-30-2005 ADJUSTER REMARKS FOR CLAIM S0-530739 RP9C213

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S0-530739-000 06-22-2004 01 10:50:51 KSLONAKE T006 CON

INSURED CONTACT COMPLETED

REPORTED BY MR INSURED

HE IS ON VACATION AND GOT A CALL FROM THE FIRE MARSHALL THAT THE LIQUOR STORE IN THE SAME BUILDING FREEZER CAUGHT FIRE CAUSING SMOKE DAMAGE TO INSURED'S APT.

YOU CAN REACH INSURED AT THE VAC #

S0-530739-000 06-22-2004 02 12:46:50 JDUNCAN SOJD SUP SHERRY; WILL NEED TO ASSIGN I/A FOR INSPECTIOIN OF DAMAGES..NEED TO DETERMINE EXACT CAUSE OF THE FIRE FOR SUBRO PURPOSES..CHEK COV FOR BLDG AND USPP AND ANY OTHER COV WHICH MIGHT APPLY..ORDER F/R CONTACT THE INSD AND DIUSSSS

S0-530739-000 06-22-2004 03 17:20:01 SCLODFEL SOSC GEN CALLED INSURED HE IS ON VACATION, THE WILMINGTON FIRE MARSHAL CALLED TO TELL HIM THE LIQUOR STORE CAUGHT FIRE. THE INSURED DID NOT GET THE NAME OF THE FIRE MARSHAL NOR DOES HE HAVE ANY INFO OTHER THEN THERE IS NO APPARENT DMG. TO THE FLOOR JOIST AND THE ADJOINING APT. HAS SMOKE DMG.

THE LIQUOR STORE OWNER IS A MR. PETAL 302-654-3977, TONY'S LIQUOR. I HAVE TRIED TO CALL THIS NUMBER AND THERE IS NO ANSWER. I WILL ATTEMPT TOMORROW.

ASSIGNING TO TOWER INS. SERVICES FOR INSPECTION. 302-656-4657

S0-530739-000 06-22-2004 04 23:52:41 JSULLIV SOJS ACK AUTO ACK LETTER SENT TO INSURED

S0-530739-000 06-23-2004 01 11:03:44 SCLODFEL SOSC DIS PROPERTY ASSIGNMENT FOR SE ADJUSTER ND ASSIGNED TO 302-530-1881-TOWER FOR APPRAISAL ONLY

S0-530739-000 06-23-2004 02 11:06:26 SCLODFEL SOSC MRB FIRE - RPT ORDERED FOR SE

S0-530739-000 06-23-2004 03 11:45:35 SCLODFEL SOSC COV C-1172

LOC. 1740 W 4TH STREET, WILIMINGTON, DE

BLDG. \$225,000 RC 100% COINSURANCE

\$1000 DED.

CP0010 AND CP1030

BINT: \$24,000

CP0030

MORTGAGEE: OCWEN FEDERAL BANK

PRIOR CLAIMS: NONE FOUND

HANDLING:

ASSIGNED TO TOWER FOR INSPECTION

DETERMINE IF C&O NEEDED

DETERMINE CAUSE FOR POSSIBLE SUBRO

REQUEST FIRE REPORT

RESOLVE AND CONCLUDE

S0-530739-000 06-23-2004 04 13:52:06 SCLODFEL SOSC GEN S/W GEORGE POWELL WHO WAS ABLE TO GAIN ENTRY TO THE LIQUOR STORE BY MR. PATEL, OWNER OF THE STORE. GEORGE STATES THE FIRE NOT BAD BUT A LOT OF SMOKE DMG. IN THE APT. ABOVE AND TENANTS HAVE MOVED OUT DUE TO THE HEAVY

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 SMOKE. GEORGE IS GOING BACK TOMORROW BUT ADVISED C&O NEEDED. I HAVE MADE CONTACT WITH GARY HAUN'S OFFICE AND GAVE CLAIM INFO TO CATHERINE BY PHONE.

S0-530739-000 07-07-2004 01 17:42:08 SCLODFEL SOSC GEN  
 IA REPORT AND ACKNOWLEDGMENT REC'D - IA INITIAL SCOPE \$45,000. I/A IS IN PROCESS OF DETERMINING WHAT IMPROVEMENT'S AND BETTERMENTS AS PART OF THE LIQUOR STORE ARE AND WHAT IS THE BLDG. PORTION.

REQUESTING AUTH. TO INCREASE RESERVE TO \$45,000 ON THE BLDG.

S0-530739-000 07-08-2004 01 08:26:28 DRIDDLE SODR SUP  
 INCREASED RESERVE TO 45,000 PER I/A INFO.

S0-530739-000 08-09-2004 01 10:55:59 DRIDDLE SODR SUP  
 HAS BEEN A MONTH SINCE LAST CONTACT WITH I/A OR C&O. F/U WITH BOTH FOR STATUS AND UPDATE ADJUSTER REMARKS.

S0-530739-000 08-10-2004 01 10:59:31 SCLODFEL SOSC GEN  
 IA REPORT REC'D AND REVIEWED. IT WAS ORIGINALLY THOUGHT THE A STORE FRONT SIGN/LIGHT BUT IA STATES THE FIRE ORIGINATED IN AN ELECTRICAL OUTLET BOX. NO RECENT ELECTRICAL WORK HAS BEEN DONE.

THE DELAY IN GETTING AGREED COST IS THE INSURED'S SELECTED CONTRACTOR SENT THE IA A SCOPE ONLY ESTIMATE. IT WASN'T UNTIL JULY 27TH THE IA WAS ABLE TO GET THE PRICING FROM THE INSURED'S CONTRACTOR. THE IA AND INSURED'S CONTRACTOR'S EST. ABOUT \$8K OFF. THE IA HAS SUBMITTED ESTIMATE TO THE INSURED'S CONTRACTOR FOR REVIEW AND THERE HAS BEEN NO RESPONSE AT THIS TIME. THE TENANT IS BEING REPRESENTED BY A PUBLIC ADJ. THE LEASE AGREEMENT SPECIFICALLY STATES THE TENANT BE RESPONSIBLE FOR THE SHELVING AND COOLERS.

I HAVE PLACED A CALL TO THE C&O AND THEY MAILED THEIR REPORT YESTERDAY

WAITING ON IA TO REACH AGREED COST FOR THE REPAIRS  
 OPENING BINT FOR LOSS OF RENTS.

S0-530739-000 08-13-2004 01 11:15:29 SCLODFEL SOSC GEN  
 IA REPORT REC'D WITH A REVISED ESTIMATE. I CALLED THE IA TO SEE IF THE REVISED EST. HE WROTE WAS AGREED UPON AS THE REPORT INDICATED HE WAS STILL WORKING TO GET THIS IA TO AGREE ON HIS ESTIMATE. THE IA CONFIRMED HE HAD GOTTEN THIS AGREED. I HAVE REQUESTED THE TAX NUMBER FOR THE CONTRACTOR BE ADDED. REQUESTING AUTH. TO PAY THE INSURED AND HIS CONTRACTOR ACV.

C&O REPORT REC'D IT WAS FIRST THOUGHT THE FIRE OCCURRED AT A NEON SIGN. THE C&O CONCLUSION IS THERE WAS HEAT STRESS BEHIND THE PEPSI MACHINE AND ICE COOLER. VIEW OF THE DOMICILE WIRING REVIEWED NO DMG.

CALLED IA AGAIN TO SEE IF BLDG. VALUATION WAS DONE, HE HAS INFO AND WILL FAX TO US. HE TOLD ME THE INSURED WAS INSURED TO VALUE

S0-530739-000 08-13-2004 02 11:31:42 SCLODFEL SOSC GEN  
 REQUESTING PAYMENT AS FOLLOWS:

RC \$49,877.20  
 DEP. 10,762.56

DR 0204

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DED. 1,000.00								
NET ACV 38,114.64								

I HAVE CALLED INSURED AND LEFT HIM A VOICE MAIL TO CONTACT ME TO GO OVER THE FIGURES.

SENDING PROOF OF LOSS.

FILE OPEN FOR RECOVERABLE DEP.

SUBRO: NONE HEAT STRESS ON OUTLET CAUSED THE FIRE

S0-530739-000 08-13-2004 03 13:35:57 DRIDDLE SODR SUP  
 AUTHORITY APPROVED AS REQUESTED. PLEASE MAKE SURE TO PROTECT ANY LOSS PAYEES/MORTGAGEES ON ACV PAYMENT.

S0-530739-000 08-13-2004 04 13:49:22 JSULLIV SOJS GEN  
 SYSTEM CHECK FOR \$38,114.64 FOR SUFFIX 001 SENT TO:  
 LAYNE DREXEL  
 1910 OLD CAPITOL TRAIL  
 NEWARK, DE 19711

S0-530739-000 08-13-2004 05 14:18:43 DRIDDLE SODR SUP  
 SHERRY, PER THE NOTE FROM HOME OFFICE, THIS POLICY MAY BE CANCELLED PRIOR TO EFFECTIVE DATE. PLEASE CANCEL THE CHECK AND REVIEW COVG TO DETERMINE.

S0-530739-000 08-13-2004 06 15:21:04 JSULLIV SOJS GEN  
 SYSTEM CHECK FOR SUFFIX 001 VOIDED

S0-530739-000 08-13-2004 07 15:36:06 SCLODFEL SOSC GEN  
 REC'D EMAIL FROM AMBER THAT POLICY HAD BEEN CANCELLED. REQUEST CANCELLATION ON CHECK. I CALLED UNDERWRITING TO SEE IF THEY WERE GOING TO REINSTATE. S/W BROOKE AT EXT. 257, NO REINSTATEMENT. I ASKED HER TO HAVE THE UNDERWRITING MGR. E-MAIL ME TO CONFIRM

S0-530739-000 08-16-2004 01 11:03:19 DRIDDLE SODR SUP  
 RECD CALL FROM INSD, LANE DREXEL. HE EXPLAINED HE WAS TOLD HIS POLICY WAS CANCELLED AND NO COVG FOR THIS CLAIM. HE SAYS HE RECD LATE NOTICE WHILE HE WAS ON VACATION, WHEN HE RETURNED, HE PAID PREMIUM. HE SAYS HE DID NOT RECEIVE CANCELLATION NOTICE AND WAS NOT AWARE OF ANY PROBLEM. I TOLD HIM ACCORDING TO THE INFO WE HAVE, POLICY WAS CANCELLED DUE TO NON PAYMENT. HIS CHECK WAS RECD LATE AND WAS SENT BACK TO HIM. I WILL HAVE SHERRY GET BACK WITH UNDERWRITING, EXPLAIN WHAT MR. DREXEL IS SAYING, AND GET DETAILS. SHERRY WILL GET BACK TO HIM TO EXPLAIN WHEN NOTICES WERE SENT TO HIM, ETC. HIS AGENT NEEDS TO SPEAK TO UNDERWRITER, AND I WILL SEE THAT SHERRY TALKS TO HIS AGENT TO PASS ALONG NAME AND NUMBER OF UNDERWRITER AS WELL.

S0-530739-000 08-16-2004 02 14:49:56 KFAIN TOKF GEN  
 LAYNE DREXEL DOES NOT UNDERSTAND WHY IT TOOK SO LONG FOR IT TO BE DETERMINED THAT THERE WAS NO COV FOR THIS LOSS. HE WOULD HAVE HANDLED THE REPAIRS QUITE DIFFERENTLY IF HE HAD ANY IDEA THAT HE WOULD BE SOLELY RESPONSIBLE FOR THEM. HE DOES NOT UNDERSTAND WHY GEORGE POWELL ASSISTED TO THE EXTENT THAT HE DID, ETC. HE KNOWS HIS PMT WAS LATE AND STATES HE DID NOT RCV NOTICE OF CANCELLATION AND HAS BEEN A STEADY PAYING CUSTOMER. HE DID NOT WANT TO TALK TO SHERRY CLODFELTER OR DANNY RIDDLE. EXP'D THAT ONLY THE CSC CAN ANSWER HIS QUESTIONS AND THEY HAVE BEEN IN

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COMMUNICATION WITH UNDERWRITING.  
INSD SAID CSC SENT HIM TO SPK TO HIS INSURANCE AGENCY AND AGENCY SENT  
HIM TO CCU.  
TRANSF CALL TO JOHN HOLLAND

S0-530739-000 08-16-2004 03 16:39:01 SCLODFEL SOSC GEN  
CALLED UNDERWRITING, THEY ARE ALL IN MEETINGS LEFT A VOICE MAIL FOR ROD HAMILTON. CALLED AGENT MARK GOOD HE HAS SPOKEN WITH THE INSURED AND EXPLAI N TO THE INSURED THE CANCELLATION FOR NON-PAYMENT. I ASKED MR. GOOD IF WE COULD GET ON A CONFERENCE CALL WITH THE INSURED. ONCE UNDERWRITING CALLS WE WILL CONTACT THE AGENT AND INSURED FOR CONFERENCE CALL TO ANSWER THE INS QUESTIONS.

S0-530739-000 08-17-2004 01 09:09:43 ASTATON3 01AS COV  
SEE ALL PRIOR NOTES. PUTTING CLAIM INTO NO COVERAGE. OK'D BY ADJ, SHERRY CLODFELTER.

S0-530739-000 09-03-2004 01 11:18:45 SCLODFEL SOSC GEN  
I SENT PLRB A QUESTION ON 8/19/04 REGARDING THIS CLAIM. I HAD NOT HEARD ANYTHING AS OF THIS DATE. I E-MAILED PLRB AND THEY ADVISED THEY WERE WORKI NG ON THE ANSWER AND WOULD GET BACK WITH ME EITHER TODAY OR TUESDAY.

S0-530739-000 09-07-2004 01 08:57:55 DRIDDLE SODR SUP  
SHERRY, HAS OFFICIAL LETTER BEEN SENT TO INSD REGARDING NO COVG FOR THIS LO SS DUE TO POLICY NOT BEING IN EFFECT?

S0-530739-000 09-07-2004 02 13:38:33 SCLODFEL SOSC GEN  
NO LETTER HAS BEEN SENT TO THE INSURED. I AM WAITING ON PLRB RESPONSE AS INDICATED IN MY 9/3/04 REMARKS. WILL FOLLOW UP WITH PLRB LATER TODAY IF I DO NOT HEAR FROM THEM.

S0-530739-000 09-08-2004 01 13:55:03 SCLODFEL SOSC GEN  
DANNY, I REC'D AN E-MAIL FROM PLRB ATTY TODAY ADVISING THEY WERE STILL RESEARCHING MY QUESTION.

S0-530739-000 09-14-2004 01 12:13:36 SCLODFEL SOSC GEN  
REC'D AN E-MAIL FROM UNDERWRITING ON 8/13 STATING THEY WERE NOT GOING TO REINSTATE THE INSURED.

S0-530739-000 09-14-2004 02 14:12:34 DRIDDLE SODR SUP  
SHERRY, NOW THAT U/W HAS PROVIDED THEIR OFFICIAL POSITION THAT THIS POLICY WAS NOT IN EFFECT ON THE DATE OF LOSS AND WILL NOT BE REINSTATED, I BELIEV E IT IS TIME TO SEND A FORMAL LETTER TO THE INSD EXPLAINING NO COVG IS AVAI LABLE FOR THIS LOSS AS THE POLICY WAS NOT IN FORCE AT THE TIME OF THE LOSS.

S0-530739-000 09-15-2004 01 10:00:36 SCLODFEL SOSC GEN  
SENDING INSURED LETTER NO COVERAGE UNDER THE POLICY.

CLOSING 001 AND 002 NO PAY.

S0-530739-000 03-29-2005 01 12:29:16 SCLODFEL SOSC GEN  
REC'D CALL FROM ATTY. ROB BESTE 302-652-8400 ON MY VOICE MAIL. RETURNED HIS CALL, LEFT HIM A VOICE MAIL.

S0-530739-000 03-30-2005 01 11:50:03 SCLODFEL SOSC GEN  
REC'D CALL FROM INSURED ATTY. ROB BESTE, WE DISCUSSED DENIAL BRIEFLY AND

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I TOLD HIM I WOULD NEED TO S/W SUPERVISOR AND MGR. AND WOULD CALL HIM BACK.

S0-530739-001 09-15-2004 01 09:59:45 SCLODFEL SOSC RAS  
RESERVE CHANGE REQUESTED - CNP

S0-530739-001 09-22-2004 01 15:07:13 DRIDDLE S0DR RAS  
AUTHORIZED RESERVE CHANGE - CNP

DR 0207